

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1925455298 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/11/2019 01:26 PM Pg: 1 of 3

Dec ID 20190801664597  
ST/CO Stamp 1-909-957-216 ST Tax \$559.50 CO Tax \$279.75  
City Stamp 1-727-554-144 City Tax: \$5,874.75

(The Above Space for Recorder's Use Only)

THE GRANTOR HPS4, LLC, an Illinois Limited Liability Company of 910 East Oak Street, Lake In The Hills, IL 60156 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Derek S. Abbott-Molina and Benjamin J. Abbott-Molina, a married couple of 1342 Ridgeland Avenue, Berwyn, IL 60402, as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

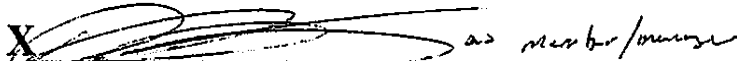
***THIS IS NOT HOMESTEAD PROPERTY***

Permanent Index Number(s): 13-36-302-022-0000

Property Address: 1905 North Albany Avenue, Unit 3, Chicago, IL 60647

**SUBJECT TO:** Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, SUBJECT TO Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 17<sup>th</sup> day of August, 2019.

  
HPS4, LLC, an Illinois Limited Liability Company  
By: Harry P. Stinespring, Member/Manager

**Chicago Title 19SA4376000LP RJL 1 OF 2**



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STATE OF Illinois )  
 ) SS,  
COUNTY OF McHenry )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Harry P. Stinespring, Member/Manager of HPS4, LLC, an Illinois Limited Liability Company, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14 day of August, 2019.



[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Office of Michelle Laiss  
1530 West Fullerton Avenue  
Chicago, IL 60614

MAIL TO:  
~~Shane Mowery  
ATTORNEY AT LAW  
3653 W. Irving Park Road  
Chicago, IL 60618~~

SEND SUBSEQUENT TAX BILLS TO:

Derek S. Abbott-Molina  
Benjamin J. Abbott-Molina  
1905 North Albany Avenue  
Unit 3  
Chicago, IL 60647

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 19SA4376000LP

For APN/Parcel ID(s): 13-36-302-022-0000

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PARCEL 1:

UNIT 3 IN THE 1905 N. ALBANY AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 22 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE EAST 128 FEET OF THE WEST 19 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 19, 2019 AS DOCUMENT 1923134062, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND ROOF RIGHTS ASSIGNED TO UNIT 3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 19, 2019 AS DOCUMENT NUMBER 1923134062.